095.0	0005	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	807,800 / 807,800
					USE VALUE:	807,800 / 807,800
					ASSESSED:	807,800 / 807,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
35		UPLAND RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	EASTON WILLIAM F/VIRGINIA M
Owner 2:	
Owner 3:	
Street 1:	35 UPLAND ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	EASTON WILLIAM F -
Owner 2:	-
Street 1:	35 UPLAND ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .223 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Clapboard Exterior and 1792 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9702.000	354,900	4,900	448,000	807,800
Total Card	0.223	354,900	4,900	448,000	807,800
Total Parcel	0.223	354,900	4,900	448,000	807,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 450.78 /Parcel: 450.78

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 62540

GIS Ref

GIS Ref

Insp Date 11/14/18

!7828!

PREVIOUS ASSESSMENT

Parcel ID: 095.0-0005-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	354,900	4900	9,702.	448,000	807,800		Year end	12/23/2021
2021	101	FV	343,800	4900	9,702.	448,000	796,700		Year End Roll	12/10/2020
2020	101	FV	343,800	4900	9,702.	448,000	796,700	796,700	Year End Roll	12/18/2019
2019	101	FV	272,500	4900	9,702.	448,000	725,400	725,400	Year End Roll	1/3/2019
2018	101	FV	272,500	4900	9,702.	384,000	661,400	661,400	Year End Roll	12/20/2017
2017	101	FV	272,500	4900	9,702.	358,400	635,800	635,800	Year End Roll	1/3/2017
2016	101	FV	272,500	4900	9,702.	307,200	584,600	584,600	Year End	1/4/2016
2015	101	FV	265,600	4900	9,702.	275,200	545,700	545,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	06:15:08

LAST REV

Date	Time
05/07/19	14:50:43
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 7828

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
EASTON WILLIAM	34900-330		2/26/2002	Family	1	No	No		
SULLIVAN JOHN H	22941-458		2/26/1993		200,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/10/2004	28	Redo Kit	20,000					REMOVE CHIMNEY NEW
7/15/1992	309	Manual	3,200					ROOFING

ACTIVITY INFORMATION

Date	Result	By	Name
11/14/2018	MEAS&NOTICE	CC	Chris C
5/2/2009	Meas/Inspect	372	PATRIOT
11/6/2000	Hearing Chag	201	PATRIOT
11/17/1999	Inspected	264	PATRIOT
11/9/1999	Mailer Sent		
10/15/1999	Measured	263	PATRIOT
8/7/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	62540
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9702		Sq. Ft.	Site		0	70.	0.66	4			Ledge	-10					447,968						448,000	

Total AC/HA:	0.22273	Total SF/SM:	9702	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	447,968	Spl Credit		Total:	448,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G5	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.23593748
Const Adj.:	0.98990101
Adj $ / SQ:	159.049
Other Features:	69500
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	482168
Depreciation:	127292
Depreciated Total:	354876

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2004
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

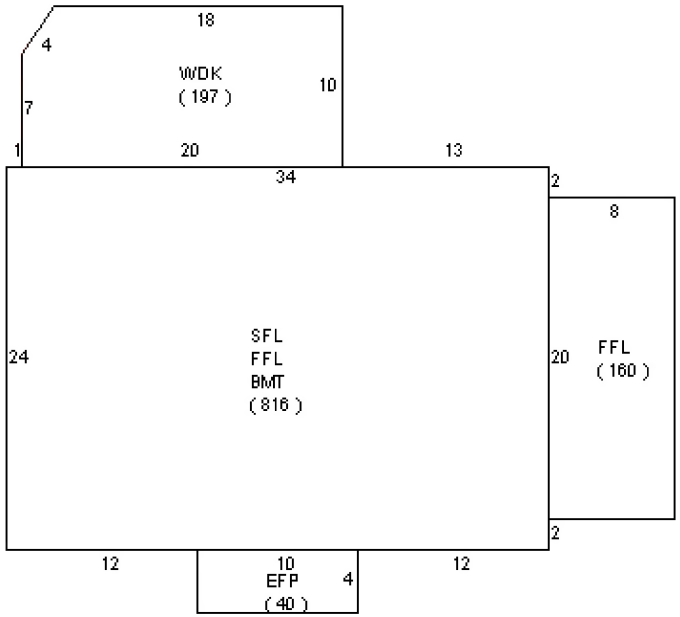
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	192.45
Special Features:	0	Val/Su Net:	124.75
Final Total:	354900	Val/Su SzAd	198.05

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	976	159.050	155,232
BMT	Basement	816	47.710	38,935
SFL	Second Floor	816	159.050	129,784
WDK	Deck	197	10.960	2,160
EFP	Enclos Porch	40	71.870	2,875

Net Sketched Area:	2,845			Total:	328,986
Size Ad	1792	Gross Area	2845	FinArea	1792

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

095.0-0005-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X20	A	AV	1928	21.58	T	40	101			4,900			4,900

More:	N	Total Yard Items:	4,900	Total Special Featues:	
				Total:	4,900

IMAGE

AssessPro Patriot Properties, Inc